

Chapter 1425. Parking and Loading Regulations.

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§ 1425-01. Purposes.

The purposes of the parking and loading regulations are to:

- (a) Require adequate off-street parking and loading, thereby reducing traffic congestion.
- (b) Allow for more efficient use of on-street parking.
- (c) Promote more efficient loading operations, reducing the use of public streets for loading purposes.

§ 1425-03. Requirements for Off-Street Parking and Loading.

New off-street parking and loading must be provided for uses that are established, enlarged, extended or moved onto a new lot after the effective date of these zoning regulations, or of a subsequent rezoning or other amendment establishing or increasing parking or loading requirements for the uses. When an expanded use results in an increase of more than ten percent in the number of currently required parking spaces, additional parking must be provided for the additional space based on the standards of this chapter.

§ 1425-05. Noncomplying Parking or Loading Facilities.

An existing use of land or structure is not considered nonconforming solely because of the lack of off-street parking or loading facilities required by this chapter. The existing number of off-street parking and loading spaces as of the effective date of these zoning regulations may not be reduced in number.

§ 1425-07. Spaces Required for Multiple Uses.

If more than one use is located on a site, the number of off-street parking and loading spaces to be provided must be equal to the sum of the requirements prescribed for each use. If the gross floor area of individual uses on the same site is less than that for which a loading space would be required in Schedule 1425-21-B, but the aggregate gross floor area of all uses is greater than the minimum for which loading spaces would be required, then the aggregate gross floor area must be used in determining the required number of loading spaces according to the loading user group. If individual uses are in different loading user groups, the standards for the user group with the lowest number applies. See also provisions of § 1425-21 and § 1425-25.

§ 1425-09. Existing Parking and Loading to be Maintained.

Existing parking or loading serving any facility may not be reduced in amount or changed in size to less than required by this Chapter.

§ 1425-11. Calculation Rules.

When the units of measurement determining the number of required parking spaces result in requirement of a fractional space, any fraction up to and including one-half is rounded down to the next whole number and fractions of over one-half are rounded up to the next whole number.

§ 1425-13. Dual Usage Prohibited.

An area may not be used and counted both as a required parking space and a required loading space.

§ 1425-15. Tandem Parking.

A parking space may be credited only if it is located in such a manner that a motor vehicle can gain access to or from the space without requiring the movement of any other motor vehicle. Provided, however, tandem parking is permitted for nonresidential uses if:

- (a) **Attendant.** A full-time parking attendant supervises the parking arrangements at all times when the activities served are in active operation; or

- (b) **Four or Fewer Spaces.** If there are a total of four or fewer parking spaces on a lot and the spaces are provided solely for employees, an attendant is not required. Refer to Figure 1425-15.

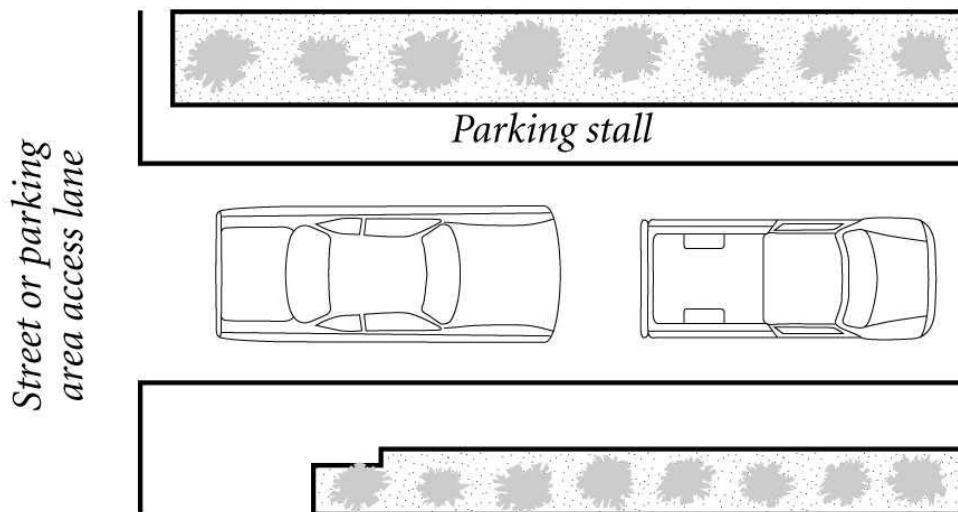


FIGURE 1425-15 Tandem Parking

§ 1425-17. Location of Parking.

Parking spaces that are required to satisfy the requirements of the Cincinnati Zoning Code must be located in compliance with the following:

- (a) **Front-Yard Parking Prohibited.** In the SF and RMX Districts, parking for all uses may not be located in any front yard. Parking may be permitted on access drives where such drives lead to the parking facilities either within the principal building or in any accessory structure or at locations behind the front line of a building. In the RM-2.0, RM-1.2, RM-0.7, O, ML and RF Districts, no parking facilities are permitted in the required front yard setback of the district.
- (b) **Corner Lots.** On a corner lot in the SF and RM Districts, required parking must be located in interior side or rear yards and be at least ten feet from the street lot line.
- (c) **Parking on Nearby Lots.** In all other zoning districts, parking facilities must be on the same lot as the principal building or on a lot within 600 feet. A covenant is required if parking facilities are located on a lot other than the lot on which the building or use requiring the parking is located. The covenant must be acceptable to the City Solicitor and covenant that the lot on which the parking facility is located will be used and maintained solely for parking so long as the use exists. The Director of Buildings and Inspections may recommend the covenant be terminated in the following instances: the particular use requiring a covenant is no longer necessary and the building permits have been terminated, or the condition, or

conditions requiring the covenant are no longer applicable. See § 1441-07.

§ 1425-19. Units of Measurement.

The following rules apply to the determination of required parking:

- (a) **Floor Area.** In the case of uses where floor area is the unit for determining the required number of parking spaces, the floor area includes all areas employed by the use, except that such floor area need not include any area used for parking within the principal building and need not include any area used for incidental service storage, installations of mechanical equipment, penthouses housing ventilators and heating systems and similar uses.
- (b) **Hospital Bassinets.** In hospitals, bassinets are not counted as beds.
- (c) **Places of Public Assembly.** In places of public assembly that provide benches, fixed or movable seating and assembly areas the requirements are as follows:
 - (4) In stadiums, sports arenas and other places of assembly in which those in attendance occupy benches or other similar seating facilities, each 18 inches of such seating facilities will be counted as one seat for the purpose of determining the parking requirements of the Cincinnati Zoning Code.
 - (5) In cases where a place of assembly has both fixed seats and open assembly area, parking requirements will be computed separately for each type of seating area and added together.

§ 1425-21. Off-Street Parking and Loading Requirements.

Off-street parking and loading requirements must be provided in accordance with Schedules 1425-21-A and 1425-21-B. Unless a use is specifically noted under the appropriate use classification heading, the parking and loading requirements apply uniformly to all uses within a use classification. Off-street parking and loading requirements for uses in the DD Districts are subject to the provisions of Chapter 1411, Downtown Development Districts.

Off-street parking and loading facilities must be made permanently available to the use served. Where the use is undetermined or the parking requirement is not established in Schedule 1425-21-A, the Director of Buildings and Inspections must determine the probable use and number of spaces required.

Schedule 1425-21-A: Off-Street Parking and Loading Requirements

Use Classifications	Required Parking (Sq. Ft. of Floor Area)	Loading User Group
Residential Uses		
Bed and breakfast home	2 for every dwelling, plus 1 for every guest room	
Child day care home	No additional spaces required	
Group residential	1 for every 2 residents	
Permanent residential		
Single-family		
SF-4, SF-6, SF-10, SF-20	2 for every unit	
SF-2, RM, O, C, M, RF-R and IR	1 for every unit	
Attached single-family	1 for every unit	
Rowhouse single-family	1 for every unit	
Two-family	1 for every unit	
Multi-family		
RM2.0, RM1.2, OL	1.5 for every unit	
RM0.7, OG, C, M, RF-R and IR	1 for every unit	
Residential care facilities		
Assisted living	1 for every 4 residents	
Developmental disability dwelling	1 for every 4 residents	
Nursing home	1 for every 4 residents	
Special assistance shelters	1 for every 3 employees plus 1 for every facility vehicle	
Transitional housing	1 for every facility plus 1 for every 8 beds	
Public and Semi Public Uses		
Cemeteries	None	
Day care center	2 for every facility, plus 1 for every 8 clients	
Clubs and lodges	1 for every 100 sq. ft.	3
Colleges, public or private	1 for every 3 auditorium seats plus 1 for every 5 classroom seats	3
Community service facilities	1 for every 100 sq. ft.	
Cultural institutions	1 for every 500 sq. ft. or 1 for every 8 seats, whichever is greater	3
Government facilities and offices		
Facilities and installations	1 for every 1,000 sq. ft.	1
Correctional institutions	1 for every 20 beds	1
Offices	1 for every 750 sq. ft.	1
Hospitals	1 for every bed	3
Parks and recreation facilities	1 for every 100 sq. ft. of indoor area	
Public maintenance facilities	1 for every 1,000 sq. ft.	
Public safety facilities	1 for every 250 sq. ft.	
Religious assembly	1 for every 30 sq. ft. in principal assembly area	
School, public or private	<i>High School:</i> 1 for every 10 classroom seats <i>Elementary School:</i> 1 for every 30 classroom seats	3
Commercial Uses		
Ambulance services	1 for every 250 sq. ft.	
Animal services	1 for every 400 sq. ft.	
Banks and financial institutions	1 for every 200 sq. ft. of first floor area, plus 1 for every 250 sq. ft. of	2

Use Classifications	Required Parking (Sq. Ft. of Floor Area) other floor area	Loading User Group
Bed and breakfast inns	1 for every facility plus 1 for every guest room	
Building materials and services	1 for every 400 sq. ft.	4
Building maintenance services	1 for every 400 sq. ft.	
Business services	1 for every 250 sq. ft.	
Commercial meeting facility	1 for every 50 sq. ft.	3
Eating and drinking establishments		
Drinking establishments	1 for every 150 sq. ft.	
Restaurants, full service	1 for every 150 sq. ft.	
Restaurants, limited service	1 for every 150 sq. ft.	
Food markets	1 for every 150 sq. ft. where it exceeds 2,000 sq. ft.	1
Food preparation	1 for every 750 sq. ft.	
Funeral and interment services	1 for every 50 sq. ft. used for assembly	
Garden supply stores and nurseries	1 for every 400 sq. ft.	
Hotels and commercial lodging	1 for every guest room	3
Loft dwelling units	1 for every unit	
Laboratories, commercial	1 for every 250 sq. ft.	
Maintenance and repair services	1 for every 400 sq. ft.	
Medical services and clinics	1 for every 150 sq. ft.	
Offices	1 for every 250 sq. ft.	2
Personal services	1 for every 250 sq. ft.	
Personal instructional services	1 for every 250 sq. ft.	
Recreation and entertainment		
Indoor and small scale		
Bingo parlors, fitness centers, gymnasiums	1 for every 50 sq. ft.	
Billiard parlors, poolrooms, amusement arcades, handball, racquetball or tennis club facilities, ice or roller skating rinks, miniature golf courses	1 for every 250 sq. ft.	
Movie theater (three or less screens)	1 for every 5 seats	
Bowling centers	5 for every bowling lane	
Outdoor or large scale		
Sports stadiums and arenas, movie theaters (4 or more screens), racetracks	1 for every 5 seats	
Amusement and theme parks, driving ranges, swimming or wave pools, entertainment complexes, drive-in theaters, archery or shooting ranges, riding stables, campgrounds	1 for every 1,000 sq. ft.	
Retail sales	1 for every 250 sq. ft.	1
Sexually oriented business	1 for every 250 sq. ft.	
Vehicle and equipment services		
Vehicle and equipment sales and rental	1 for every 400 sq. ft. of office sales or rental area	

Use Classifications	Required Parking (Sq. Ft. of Floor Area)	Loading User Group
Car wash	See Sec. 1419-11	
Fuel sales	None	
Vehicle repair	2 for every service bay or 1 for every 250 sq. ft., whichever is greater	
Automobile holding facilities	None	
Industrial Uses		
Production industry	1 for every 1,000 sq. ft.	4
Research and development	1 for every 750 sq. ft.	2
Warehousing and storage		
Contractor's storage	1 for every 1,000 sq. ft.	
Indoor storage	4 spaces	
Waste management	1 for every 1,000 sq. ft.	
Wholesaling and distribution	1 for every 1,000 sq. ft.	4
Transportation, Communication and Utilities Uses		
Communications facilities	1 for every 600 sq. ft. plus 1 for every 3 auditorium seats	2
Public utility distribution system	1 for every 1,000 sq. ft.	
Public utility maintenance yard	1 for every 1,000 sq. ft.	
Public utility plant	1 for every 1,000 sq. ft.	
Transportation facilities		
Airports	1 for every 250 sq. ft of terminal building	1
Heliports	None	
Railroad train yards	None	
Railroad right-of-way	None	
Transportation passenger terminals	1 for every 2,000 sq. ft.	
Truck terminal and warehouse	0-100,000 sq. ft: 1 for every 2,000 feet Over 100,000: 1 for every 4,000 sq. ft. over 100,000 sq. ft.	4
Watercraft and riverfront facilities		
Barge terminals	1 for every 2,000 sq. ft.	
Boat and ship yards	1 for every 2,000 sq. ft.	
Commercial piers and ports	1 for every 2,000 sq. ft.	
Marinas	1 for every two berths	
Marine sales and services	1 for every 400 sq. ft.	
Agriculture and Extractive Uses		
Farming	1 for every site	
Mining and quarrying	1 for every 1,000 sq. ft.	

Schedule 1425-21-B: Loading User Group Classification

Group	Requirement
Group 1	
0 - 9,999 sq. ft.	No spaces required
10,000 - 24,999 sq. ft.	1 space
25,000 - 49,999 sq. ft.	2 spaces
50,000 - 99,999 sq. ft.	3 spaces
100,000 sq. ft. or more	1 additional space for each 100,000 sq. ft. in excess of 100,000 sq. ft.

Group 2	
0 - 29,999 sq. ft.	No spaces required
30,000 - 99,999 sq. ft.	1 space
100,000 - 499,000 sq. ft.	1 additional space for every 100,000
500,000 sq. ft. or more	1 additional space for every 500,000
Group 3	
0 - 9,999 sq. ft.	No spaces required
10,000 - 99,999 sq. ft.	1 space
100,000 sq. ft. or more	1 additional space for each 100,000 sq. ft.
Group 4	
0 - 4,999 sq. ft.	No spaces required
5,000 - 39,999 sq. ft.	1 space
40,000 - 99,999 sq. ft.	2 spaces
100,000 sq. ft. or more	1 additional space for each 100,000 in excess of 100,000

§ 1425.23. Shopping Center Requirements.

In lieu of calculating the number of parking spaces for individual uses in a shopping center, an overall requirement of four spaces for every 1,000 square feet of gross leasable floor area may be used. The same floor area may be used to calculate the loading spaces using the provisions of Loading User Group 1.

§ 1425-25. Reduced Parking.

The Director of Buildings and Inspections may grant a reduction in the number of spaces to less than that specified in Schedule 1425-21-A for the following:

- (a) **Proximity to Public Parking Facilities.** In the O, C and M Districts, where a use is located within 600 feet of a public parking facility, either publicly or privately owned and operated and the facility could provide 50 percent or more of the parking spaces required for the use, the director may approve a 50 percent reduction in the parking requirements for the use. If the reduced requirement results in fewer than five spaces being required, no spaces need be provided.
- (b) **Multiple Uses on a Single Development Site.** The maximum allowable reduction in the number of spaces to be provided may not exceed 15 percent of the sum of the number required for each individual use served and not less than the largest amount required for any of the uses computed separately. A covenant in a form satisfactory to the City Solicitor must be filed with the director in which the owner or owners of property comprising the site agree to participate in the shared parking program. The covenant must include the following:
 - (1) An agreement that there will be no substantial alteration in the uses that will create a greater demand for parking.
 - (2) An agreement among the landowners for access to and use of the shared parking spaces.

- (c) **Housing for the Elderly and Persons with Disabilities.** The parking requirements for Type A dwelling units is one parking space for every two units, provided that the owner files with the Director of Buildings and Inspections, a covenant that reserves those units for the exclusive use of the elderly and persons with disabilities. "Type A dwelling unit" means an accessible dwelling unit complying with Section 1002 of the American National Standard ICC/ANSI A117.1-1998. "Exclusive use of the elderly and persons with disabilities" means that at least one member of the household occupying the dwelling unit is 60 years of age or older or has a physical or mental impairment that substantially limits one or more major life activities, including the functions of caring for one's self, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning and working; a record of a physical or mental impairment; or being regarded as having a physical or mental impairment.

§ 1425-27. Off-Street Parking and Loading Dimensions.

The following standards apply to off-street parking and loading facilities:

- (a) **Size.** A parking space used to comply with the parking requirements of this chapter may not be less than nine feet in width, as measured perpendicularly to parallel straight lines and contain 162 square feet in area. The parking spaces, access drives and aisles of the parking facility design must be as approved by the Director of Buildings and Inspections.
- (b) **Dimensions.** Aisle widths and parking spaces must have the following dimensions, as shown in Schedule 1425-27.

Schedule 1425-27: Minimum Dimensions for Required Off-Street Parking

Dimension	Angle of Parking				
	Parallel	30°	45°	60°	90°
Space width (ft.)	9	9	9	9	9
Space length (ft.)	23	17.3	19.8	21	18
Aisle width (ft.)	12.0 ¹	12 ¹	13 ¹	18 ¹	24

¹One-way access only.

- (c) **Loading Space.** Each loading space may not be less than ten feet in width and 25 feet in length.

§ 1425-29. Parking Lot Screening.

In Residential Districts, a screen fence or solid wall is required for parking areas for four or more vehicles which adjoin or face any other premises, either abutting or directly opposite across-the-street, situated in any Residential District. The fence or wall must be at least four feet and a maximum of six feet in height and must be maintained in good condition. A combination of a four-foot high berm with three-foot high continuous evergreen hedgerow or four-foot high continuous evergreen hedgerow may be

substituted for screen fencing and walls. The fence is not required along that side of the property where one of the following conditions exist:

- (a) **Abutting Parking Lot.** The abutting property is developed with a parking lot within 25 feet of the common property line for four or more vehicles.
- (b) **Grade Differential.** The abutting property has an average elevation of four feet or more above the parking area surface, within an average horizontal distance of eight feet from the parking area.
- (c) **Buffer Yard.** The requirements of § 1423-13, Required Buffer Yards are satisfied.

§ 1425-31. Parking Lot Landscaping.

One tree, two inches or more in caliper, must be planted for every six parking spaces. These trees must be planted in the following locations: (See Figure 1425-31-A.)

- (a) **Interior Rows.** For parking lots with interior rows, one tree at the ends of interior rows and one at each end of a perimeter row.
- (b) **Distribution.** Any remaining required trees must be evenly distributed along the parking lot perimeter or in interior islands.
- (c) **Maximum Number Required.** Nothing in this section requires the planting of more trees than the number calculated using the one to six ratio.
- (d) **Interior Island.** A curbed landscaped interior island is required for each 20 contiguous parking spaces in a parking row. The island must be three feet in width and the length of the adjoining spaces. If a tree is planted in the interior island the width must be four feet.
- (e) **Interior End Island.** A three-foot wide curbed landscaped interior end island is required at the end of all interior rows. The length of the island must be equal to the depth of the adjoining parking spaces. If a tree is planted in the island area the width at the tree planting area must be four feet.
- (f) **Interior Mid-Row Island.** For parking lots in excess of 40 spaces, a curbed landscaped interior mid-row island connecting the interior end islands must be provided having a minimum width of three feet. If a tree is planted in the interior mid-row island the width must be four feet.
- (g) **Island Design.** All islands should be designed for ease of vehicular movement.
- (h) **Perimeter Landscaping.** Parking lots must provide a perimeter landscape area of at least three feet in width.

- (i) **Ground Cover.** Ground cover must be installed appropriate to the surface conditions of the area. Grass is the default landscaping material.
- (j) **Lighting and Walkways.** Lighting fixtures and walkways are permitted within all islands and perimeter areas.
- (k) **Maintenance.** All required planting must be permanently maintained in good growing condition and replaced with new plant materials when necessary to ensure continued compliance with applicable landscaping requirements.

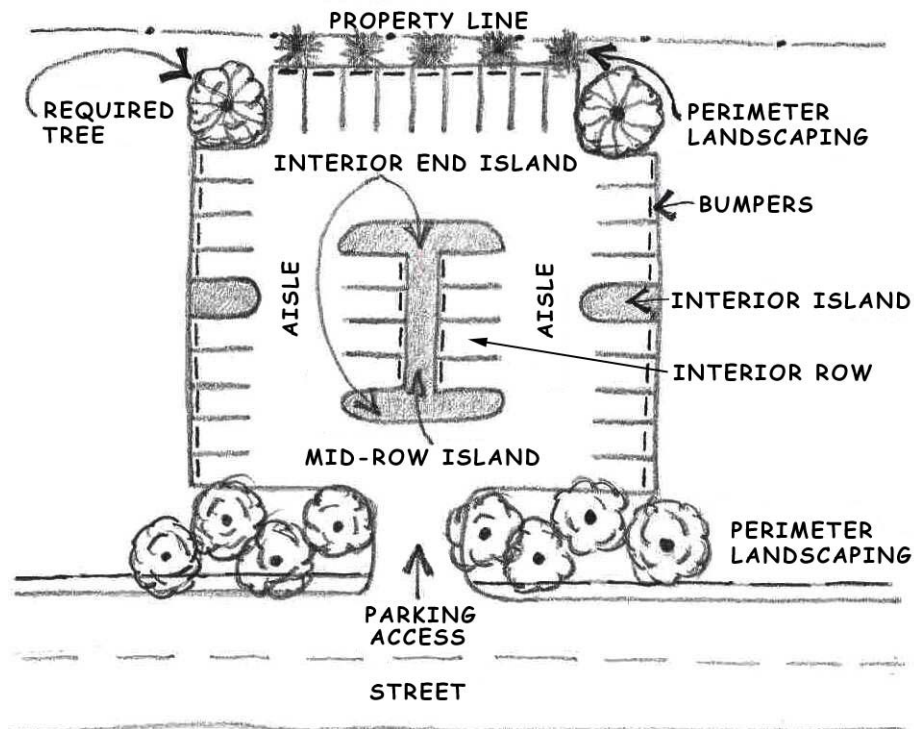


FIGURE 1425-31-A Parking Lot Landscaping Components



FIGURE 1425-31-B Landscaping of Large Parking Areas Should be Like the Photo on the Left and Should NOT be Like the Photo on the Right

§ 1425-33. **Parking Lot Markings.**

Driveways and parking areas must include markings consistent with the following standards:

- (a) **Markings.** Each parking space and parking facility must be identified by surface markings at all times. The markings must be arranged to provide for orderly and safe loading, unloading, parking and storage of vehicles. Markings required to be maintained in a highly visible condition include striping, directional arrows and signs for handicapped-designated areas.
- (b) **Directional Arrows.** One-way and two-way access ways into required parking facilities must be identified by directional arrows. Any two-way access located at any angle other than 90 degrees to a street must be marked with a traffic separation stripe throughout the length of the access; this requirement does not extend to aisles.
- (c) **Exit Signs.** Where the exit may not be clearly recognizable, directional signage must be provided.

§ 1425-35. **Additional Parking Lot Standards.**

Driveways and parking areas must comply with the following standards:

- (a) **Vertical Clearance.** The minimum vertical clearance for parking spaces is 6 feet 8 inches.
- (b) **Wheel Stops.** All spaces must have wheel stops 2.5 feet from a fence, wall, curb or walkway unless this requirement is waived by the Director of Buildings and Inspections.



FIGURE 1425-35 Landscaped Island WITHOUT Wheel Stops (Bumpers)

§ 1425-37. Access Drive and Maneuvering Aisles.

Access drives for parking purposes are permitted only in connection with uses permitted, except for access drives to restricted parking lots allowed by the Director of Buildings and Inspections in connection with uses in more restricted districts.

- (a) **Parking Access.** An access drive connecting the required parking spaces to a street must be provided either on the same premises as the principal building or in the form of a recorded easement. Where provided on the same premises as the principal building, the access drives must have a minimum width of eight feet and a maximum aggregate width of 20 feet. Where provided in the form of a recorded easement, the access drive must have a minimum width of eight feet, except where the access drive serves more than two properties in which case the access drive must be 16 feet.
- (b) **Maneuvering Aisles.** Maneuvering aisles and driveways may serve both required parking spaces and loading spaces if they meet the requirements specified in §1425-21 and § 1425-27 for both parking and loading facilities.
- (c) **Requirement for Wider Driveway.** The City Engineer may require a wider driveway and driveway opening for a development.
- (d) **Driveway Visibility.** Visibility from a driveway may not be blocked between a height of three feet and seven feet for a depth of five feet from the street property line and five feet from the edge of the driveway or at the nearest property line intersecting the street property line, whichever is less. Refer to Figure 1425-37.

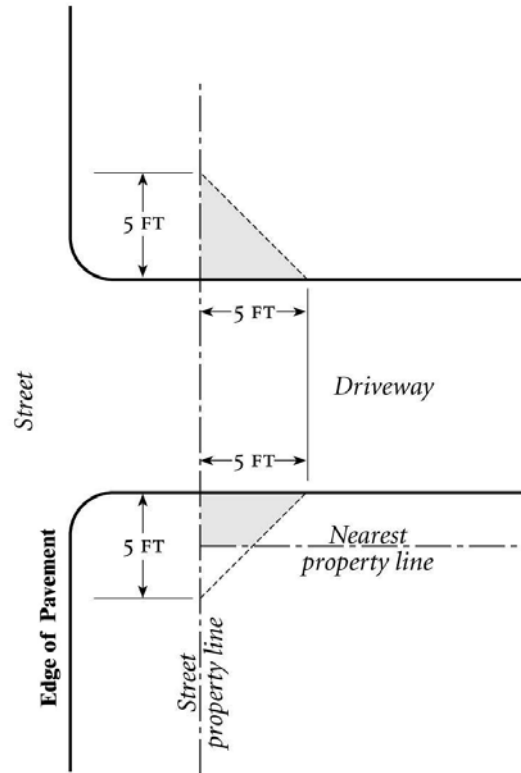


FIGURE 1425-37 Driveway Visibility

§ 1425-39. Surfacing, Drainage and Grade of Parking and Loading Facilities.

Parking and loading facilities must comply with the following standards:

- (a) **Maximum Slope.** The maximum slope of any required maneuvering aisle, parking space or loading space is ten percent and the maximum slope of any required driveway is 15 percent.
- (b) **Maintenance.** Parking areas, maneuvering aisles and loading spaces must be maintained in good condition and paved with asphalt, concrete, interlocking masonry pavers or surfaced with open honeycomb paving blocks which allow grass or ground cover to grow, except as otherwise authorized by the Director of Buildings and Inspections.
- (c) **Drainage.** All paved parking areas, access drives and loading spaces must have satisfactory disposal of surface waters by grading and drainage subject to approval by the Metropolitan Sewer District.